

**PHASE I
ENVIRONMENTAL SITE ASSESSMENT (ESA)**


ARIZONA STATE LAND DEVELOPMENT

**Parcel 10
SWC North Hayden Road and Loop 101
Scottsdale, Arizona**

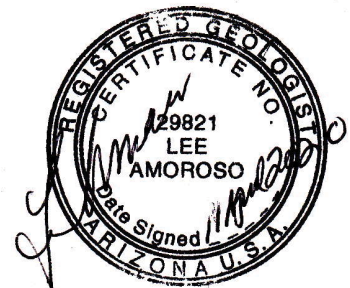
April 27, 2020

Prepared for:

DeRito Partners Development, Inc.
And
The Arizona State Land Department


David Hoffman


Scott Burge, Ph.D.



B&A 20-006

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1.0 EXECUTIVE SUMMARY

Lee Burge & Associates, Inc. (Burge, Tempe, Arizona) was commissioned to perform and has completed a Phase I Environmental Site Assessment (ESA) of the Arizona State Land Department Parcel 10 located at the SWC of North Hayden Road and Loop 101, Scottsdale, Arizona (the “Site”). The ESA was requested in order to document Site conditions for a possible real estate transaction. ASTM 1527-13 was used as guidance in the preparation of this report.

The purpose of this Phase I ESA was to identify any existing or potential environmental hazards or Recognized Environmental Conditions (RECs) and to recommend whether any further investigation is required or warranted.

This Phase I ESA documents the results of a Federal and State database review and a field inspection at the Site performed on April 1, 2020. The Site was visually inspected for the presence and/or evidence of the discharge of regulated wastes or materials and other man-made environmental concerns.

Section 8.0 lists the findings about the environmental impacts observed during the site visit and a review of the historical data, adjacent properties, and the Federal and State databases.

Prior Assessments

No prior assessments for the Site were available for review.

Current Site Visit

The Site is located at the SWC of North Hayden Road and Loop 101, Scottsdale, Arizona 85255 (the “Site”). The Site is located within a portion of the of Section 35, Township 4 North, Range 4 East. The Site is located at approximately N 33° 39’ 12”, W 111° 55’ 42”. The elevation of the Site is approximately 1590 feet above mean sea level.

The Site is unoccupied. The Site is vacant with the exception of a large event tent in the eastern section of the Site. The tent appeared to be undergoing deconstruction at the time of the Site visit. No permanent improvements were observed.

The Site was visually inspected to determine if regulated materials were stored on or released to the Site, and if these materials may have had an adverse environmental impact on the Site.

During the Site visit, no visual evidence of current environmental issues, current Recognized Environmental Conditions, or Business Environmental Risks were revealed.

Underground Storage Tanks (USTs)/Aboveground Storage Tanks (ASTs)

No current or former USTs are registered or active at the Site. No USTs or ASTs were observed during the Site visit.

Historical Review

An inspection was made of the aerial photographs from 1961 to 2019 (Google Earth and gis.maricopa.gov). Certain years were not available for review, however, the land use did not appear to change materially during the missing years. The 2019 and 1997 satellite views from Google Earth are included as Figures 3 and 3A, respectively.

The Site was native desert from 1961 through 2005. The Site has been vacant or used for parking from 2006 through 2019 with the exception of an event tent that has been visible in the eastern section of the Site since 2012. The tent appeared to be undergoing deconstruction at the time of the Site visit.

The aerial photograph review did not produce evidence to indicate that historical land use patterns had impacted the Site with releases of regulated waste or substances.

Adjacent Properties

The land use within approximately ¼ mile of the Site is documented in this section. The Site is located on the Salt River Pima-Maricopa Indian Community (Figure 1).

North – Loop 101 then vacant then construction of mid-rise office building

East – North Hayden Road

South – Vacant (with construction activity) then apartments

West – Vacant then commercial

There was no visual evidence that any of the adjacent land uses have had an adverse environmental impact on the Site.

Federal and State Databases

The Site was not listed on any of the databases reviewed.

No Sites were listed on the database search within the ASTM standard radius parameters. The EDR report has been included in Appendix A.

An evaluation of the database information did not reveal any environmental concerns or RECs.

CONCLUSIONS

The scope of work included performing a standard Phase I ESA to ASTM E1527-13 standards. Such standard was the guideline for determining the presence of any regulated materials on, in, at or originating from the subject property.

The findings in Section 8.0 indicate that no evidence of a Recognized Environmental Condition (REC) was found to suggest that additional investigation is warranted or necessary at this time. Further, no indications of Business Environmental Risks (BERs) were found to be associated with the parcel.

2.0 INTRODUCTION

2.1 Purpose

Lee Burge & Associates, Inc. (Burge, Tempe, Arizona) was commissioned to perform and has completed a Phase I Environmental Site Assessment (ESA) of the Arizona State Land Department Parcel 10 located at the SWC of North Hayden Road and Loop 101, Scottsdale, Arizona (the “Site”). The ESA was requested in order to document Site conditions for a possible real estate transaction. ASTM 1527-13 was used as guidance in the preparation of this report.

The purpose of this Phase I ESA was to identify any existing or potential environmental hazards or Recognized Environmental Conditions (RECs) and to recommend whether any further investigation is required or warranted.

This Phase I ESA documents the results of a Federal and State database review and a field inspection at the Site performed on April 1, 2020. The Site was visually inspected for the presence and/or evidence of the discharge of regulated wastes or materials and other man-made environmental concerns.

2.2 Scope of Work

The scope of work included performing a standard Phase I Environmental Site Assessment to ASTM 1527-13 standards.

2.3 Assumptions

This ESA was commissioned by DeRito Partners Development, Inc.

2.4 Limitations and Exceptions

Exceptions to standard ESAs include the following items:

- No Chain-of-Title is provided.
- No determination was made as to any current or potential legal issues. Results of any research performed by the User are not included. User responsibilities include reviewing Title and Judicial records.

2.5 User Reliance

Lee Burge & Associates, Inc. warrants that the services, findings, and/or recommendations provided to DeRito Partners Development, Inc. and the Arizona State Land Department, their affiliates and subsidiaries, and their respective successors and assigns (individually and collectively “DeRito Partners”), have been prepared, performed and rendered in accordance with procedures, practices and standards generally accepted and customary in the consultant’s profession for use in similar assignments.

2.6 Conflict Certification

Lee Burge & Associates, Inc. has no present or contemplated future ownership interest or financial interest in the real estate that is the subject of this Environmental Assessment Report; and Burge & Associates has no personal interest with respect to the subject matter of the Environmental Assessment Report of the parties involved and Burge & Associates has no relationship with the property or the owners thereof which would prevent an independent analysis of the environmental or other conditions of the property.

3.0 SITE DESCRIPTION

3.1 Site Location and Legal Description

The Site is located at the SWC of North Hayden Road and Loop 101, Scottsdale, Arizona 85255 (the “Site”). The Site is located within a portion of the of Section 35, Township 4 North, Range 4 East. The Site is located at approximately N 33° 39’ 12”, W 111° 55’ 42”. The elevation of the Site is approximately 1590 feet above mean sea level.

David Hoffman (Lee Burge & Associates, Inc.) performed a Site visit on April 1, 2020.

3.2 Site and Vicinity General Characteristics

3.2.1 Local Geology

The Site is located within the West Salt River Valley Alluvial Basin. The Salt River Valley is located within the Basin and Range physiographic province. The Valley is characterized by a broad sloping valley bordered by the Sierra Estrella, White Tank, Superstition and South Mountains.

The Valley has very deep deposits of late Cenozoic (Oligocene to Recent) unconsolidated to consolidated sediments with depths believed to extend up to 10,000 feet. The composition of the sediments is predominantly sand and gravels with minor silts and clays. The bedrock is primarily metamorphic and igneous rock of various ages.

3.2.2 Local Surface and Ground Water

No natural surface water features were located on the Site. The Arizona Department of Water Resources (ADWR) indicates that the depth to ground water in the area is approximately 500-650 feet below ground surface (bgs). The groundwater flow direction is expected to be to the south/southwest.

3.2.3 Climate

Climatological data was obtained from “Climatic Summary for Selected Sites in Arizona,” compiled by the National Oceanographic and Atmospheric Administration. The temperatures for the Site range from a mean daily maximum of 106° F in July to a mean daily minimum of 39° F in January. The average annual precipitation is approximately 7 inches with the greatest rainfall occurring in August.

3.3 Current Use of the Property

The Site is unoccupied. The Site is vacant with the exception of a large event tent in the eastern section of the Site.

3.4 Description of Site Improvements

No permanent improvements were observed. A temporary event tent is located in the eastern section of the Site. The tent appeared to be undergoing deconstruction at the time of the Site visit.

3.5 Current Uses of Adjoining Properties

The land use within approximately ¼ mile of the Site is documented in this section. The Site is located on the Salt River Pima-Maricopa Indian Community (Figure 1).

North – Loop 101 then vacant then construction of mid-rise office building

East – North Hayden Road

South – Vacant (with construction activity) then apartments

West – Vacant then commercial

There was no visual evidence that any of the adjacent land uses have had an adverse environmental impact on the Site.

4.0 USER PROVIDED INFORMATION

4.1 Title Records

Title records were excluded from this assessment.

4.2 Environmental Liens

No environmental liens were revealed during document review.

4.3 Specialized Knowledge

Mr. Bruce Campbell, Environmental Program Specialist, Arizona State Land Department, was interviewed by telephone on April 10, 2020. No environmental issues were revealed.

4.4 Commonly Known or Reasonably Ascertainable Information

Pertinent information was readily available.

4.5 Valuation Reduction for Environmental Issues

Not applicable

4.6 Owner, Property Manager, and Occupant Information

The Arizona State Land Department owns the property.

4.7 Reason for Performing Phase I

The Phase I ESA was requested to document Site conditions for a possible real estate transaction.

5.0 RECORDS REVIEW

5.1 Standard Environmental Record Sources

REGULATORY AGENCY DATABASE REVIEW AND FILE RESEARCH

This section of the report documents the regulatory agency literature search conducted for the Site. The databases and files of the Environmental Protection Agency (EPA) and the ADEQ were researched regarding compliance of existing or former owners and tenants of the Site, as well as other sites located within specified distances from the Site. Environmental Data Resources (EDR) conducted the records review and research. The definitions of the databases, logs and files of the EPA and ADEQ are attached as Appendix A.

The statistical overview for Federal and State databases reviewed is provided in *Table 1*.

Table 1
Federal & State Database
Statistical Overview

Federal Databases	Updated	Radius (miles)	Mappable Sites					Zip Code	Totals
			Site	1/8	1/4 mile	1/2 mile	1/2> mile		
NPL	1/30/20	1.00	0	0	0	0	0	0	0
CERCLIS	1/30/20	0.50	0	0	0	0	-	0	0
RCRA	12/16/19	0.25	0	0	0	-	-	0	0
ERNS	12/16/19	TP	0	-	-	-	-	0	0
NFRAP	1/30/20	0.50	0	0	0	0	-	0	0

State/Tribal Databases	Updated	Radius (miles)	Mappable Sites					Zip Code	Totals
			Site	1/8	1/4 mile	1/2 mile	1/2> mile		
STATE SITES	9/30/19	1.00	0	0	0	0	0	0	0
SWL	9/30/19	0.50	0	0	0	0	-	0	0
PERMITS	6/10/19	TP	0	-	-	-	-	0	0
REG UST	1/16/20	0.25	0	0	0	-	-	0	0
LUST	1/16/20	0.50	0	0	0	0	-	0	0
Spills	12/05/19	TP	0	-	-	-	-	0	0
TP – Target Property									

This database search and study radii meets or exceeds the American Society of Testing and Materials (ASTM) standards for a government records review.

Mappable Sites are environmental sites which were located and appear on the enclosed Map, Site Summary and Detailed Data sections of the report. These sites are summarized based on proximity to the study site.

Unmappable Sites are governmental records with incomplete or inaccurate address information. These sites could not be located on the street map, but have been searched by the Zip Codes, Cities, and County specified in the search parameters.

The data provided on *Table 1* has been mapped on Figure 4. The Site was not listed on any of the databases reviewed.

No Sites were listed on the database search within the ASTM standard radius parameters. The EDR report has been included in Appendix A.

5.2 Additional Environmental Record Sources

No additional sources were reviewed.

5.3 Physical Setting Sources

Street maps, Google Earth, USGS and D.W.R Hydrologic Well Database Map.

5.4 Historical Use - Site

No Sanborn maps were available for the Site.

Prior Assessments

No prior ESAs were available for review.

Aerial Photographs

An inspection was made of the aerial photographs from 1961 to 2019 (Google Earth and gis.maricopa.gov). Certain years were not available for review, however, the land use did not appear to change materially during the missing years. The 2019 and 1997 satellite views from Google Earth are included as Figures 3 and 3A, respectively.

The Site was native desert from 1961 through 2005. The Site has been vacant or used for parking from 2006 through 2019 with the exception of an event tent that has been visible in the eastern section of the Site since 2012. The tent appeared to be undergoing deconstruction at the time of the Site visit.

The aerial photograph review did not produce evidence to indicate that historical land use patterns had impacted the Site with releases of regulated waste or substances.

5.5 Historical Use – Adjacent Properties

All adjacent parcels were native desert from 1961 through 1999. From 2000 to the present, the following uses were revealed:

North – Construction of Loop 101 was visible in 2001. The area north of Loop 101 was desert until construction was visible in 2019.

East – Construction of N. Hayden Road was visible in 2002 with the land beyond either desert or vacant in all aerial photographs reviewed.

South – The area to the south was desert with parking beyond in 2000. Apartments replaced the parking area in 2001. The area adjacent to the south was generally vacant (except for 2006 when it was used for parking) from 2002 through 2018. Construction began in 2019.

West – Desert or vacant in all aerial photographs reviewed.

The aerial photograph review of adjacent properties did not produce evidence to indicate that historical land use patterns had impacted the Site with releases of regulated waste or substances.

6.0 SITE RECONNAISSANCE

6.1 Methodology and Limiting Conditions

A site visit was performed by David Hoffman (Burge & Associates) on April 1, 2020, consisting of a systematic physical review of the parcel.

6.2 General Site Setting

The Site is located at the SWC of North Hayden Road and Loop 101, Scottsdale, Arizona 85255 (the “Site”). The Site is located within a portion of the of Section 35, Township 4 North, Range 4 East. The Site is located at approximately N 33° 39’ 12”, W 111° 55’ 42”. The elevation of the Site is approximately 1590 feet above mean sea level.

The Site is unoccupied. The Site is vacant with the exception of a large event tent in the eastern section of the Site. The tent appeared to be undergoing deconstruction at the time of the Site visit. No permanent improvements were observed.

The Site was visually inspected to determine if regulated materials were stored on or released to the Site, and if these materials may have had an adverse environmental impact on the Site. Ten photographs (Photographs #1 through #10) were exposed during the Site visit and are included in this report.

Photographic Log

Photograph #1:	View to the west along the south perimeter of the Site.
Photograph #2:	View to the north along the east perimeter of the Site.
Photograph #3:	View of the tent structures in the eastern section of the Site.
Photograph #4:	View to the west along the north perimeter of the Site.
Photograph #5:	View to the west along the north perimeter of the Site.
Photograph #6:	View to the east along the north perimeter of the Site.
Photograph #7:	View to the south along the west perimeter of the Site.
Photograph #8:	View to the east along the south perimeter of the Site.
Photograph #9:	View to the east along the south perimeter of the Site.
Photograph #10:	View to the north of the central section of the Site.

6.3 Interior Observations

A temporary tent structure was observed in the eastern section of the Site. The interior of the tent was not reviewed. No visual indications of environmental issues were revealed.

GENERAL BUSINESS ENVIRONMENTAL RISKS (BERs)

Potential BERs including asbestos containing materials (ACMs), lead-based paint (LBP) hazards, microbial growth and moisture intrusion, environmental non-compliance issues, wetlands, and activity & use limitations (AULs) were reviewed.

Asbestos

The interior of the portable tent was not reviewed.

Lead Paint

The interior of the portable tent was not reviewed.

Mold

The interior of the portable tent was not reviewed.

Environmental Non-Compliance Issues

No environmental non-compliance issues were revealed during the or document review.

Wetlands

The Site is not within a wetlands zone.

AULs

No activity or use limitations were revealed during the document review.

No BERs were observed.

6.4 Exterior Observations

Photographs #1 through #10 document the exterior conditions of the Site. The Site is currently vacant with the exception of a portable event tent located in the eastern section of the Site.

6.4.1 Tent Facility

The exterior of the portable tent structure was reviewed (Photograph #3). The tent appeared to be undergoing deconstruction at the time of the Site visit. No issues were observed.

6.4.2 Underground/Aboveground Storage Tanks

No underground or aboveground storage tanks were registered to the Site or observed on the Site.

6.4.3 Storm Water

Storm water generally flows from north to south. Storm water from Loop 101 is directed onto the Site. Storm water retention areas are under construction along the south perimeter of the Site.

6.4.4 Transformers

Transformers remain the liability of the utility.

6.4.5 Dry Wells, Monitor Wells, Oil-Water Separators

No dry wells monitor or water wells, oil-water separators, underground hydraulic lifts or other similar structures were observed or registered to the Site.

6.5.5 Regulated Material Storage

No storage of regulated materials was observed.

In addition to details described in the findings above, the following items were considered:

Table 2
Additional Considerations

Item	Site Inspection Observation	Issues
Staining or discoloration on any surface, septic systems, sumps, distressed vegetation	None observed	None
Storm drains, wells with depth, screened intervals, permitting and/or registrations	Storm water retention along south perimeter	None
Suspect, patched asphalt or concrete areas	None	None
Railroad spurs	None	None
Paint booths, spray rigs, etc.	None	None
Emergency generators.	None	None
Easements.	None	None
Unusual odors	None	None
Disturbed soils	None	None
Air emissions.	None	None
Underground lifts, elevators, transformers with PCBs	None	None
Radiological equipment.	None	None
Oil or gas well exploration, or refinery activities.	None	None
Known or potential groundwater or surface water contamination.	None	None
Farm waste, feed lot spoils or manure stockpiles.	None	None
Known or potential use of pesticides/herbicides.	None	None
Migration of potential contaminants to the site from an off-site source.	None	None
Basements, subsurface vaults	None	None
Endangered species, historic landmarks/structures, archaeological features	No information to suggest further investigation.	None

7.0 INTERVIEWS

The User Questionnaire (Section X3, ASTM 1527-13) is used as guidance for the interview. Mr. Bruce Campbell, Environmental Program Specialist, Arizona State Land Department, was interviewed by telephone on April 10, 2020.

Q1 – Environmental cleanup liens.

A – Not aware of any.

Q2 – Land use limitations.

A – None

Q3 – Specialized knowledge.

A – Mr. Campbell has specialized knowledge of the Site. Not aware of any environmental issues.

Q4 – Fair market price.

A – Not applicable.

Q5 – Past uses.

A – Mr. Campbell is in a position to be aware of any negative environmental issues. No issues were revealed.

Q6 – Likely contamination.

A – None

8.0 FINDINGS

8.1 Prior Assessments

No prior assessments for the Site were available for review.

8.2 Current Site Visit

The Site is located at the SWC of North Hayden Road and Loop 101, Scottsdale, Arizona 85255 (the “Site”). The Site is located within a portion of the of Section 35, Township 4 North, Range 4 East. The Site is located at approximately N 33° 39’ 12”, W 111° 55’ 42”. The elevation of the Site is approximately 1590 feet above mean sea level.

The Site is unoccupied. The Site is vacant with the exception of a large event tent in the eastern section of the Site. No permanent improvements were observed.

The Site was visually inspected to determine if regulated materials were stored on or released to the Site, and if these materials may have had an adverse environmental impact on the Site.

During the Site visit, no visual evidence of current environmental issues, current Recognized Environmental Conditions, or Business Environmental Risks were revealed.

8.3 Underground Storage Tanks (USTs)/Aboveground Storage Tanks (ASTs)

No current or former USTs are registered or active at the Site. No USTs or ASTs were observed during the Site visit.

8.4 Historical Review

An inspection was made of the aerial photographs from 1961 to 2019 (Google Earth and gis.maricopa.gov). Certain years were not available for review, however, the land use did not appear to change materially during the missing years. The 2019 and 1997 satellite views from Google Earth are included as Figures 3 and 3A, respectively.

The Site was native desert from 1961 through 2005. The Site has been vacant or used for parking from 2006 through 2019 with the exception of an event tent that has been visible in the eastern section of the Site since 2012. The tent appeared to be undergoing deconstruction at the time of the Site visit.

The aerial photograph review did not produce evidence to indicate that historical land use patterns had impacted the Site with releases of regulated waste or substances.

8.5 Adjacent Properties

The land use within approximately ¼ mile of the Site is documented in this section. The Site is located on the Salt River Pima-Maricopa Indian Community (Figure 1).

North – Loop 101 then vacant then construction of mid-rise office building

East – North Hayden Road

South – Vacant (with construction activity) then apartments

West – Vacant then commercial

There was no visual evidence that any of the adjacent land uses have had an adverse environmental impact on the Site.

8.6 Federal and State Databases

The Site was not listed on any of the databases reviewed.

No Sites were listed on the database search within the ASTM standard radius parameters. The EDR report has been included in Appendix A.

An evaluation of the database information did not reveal any environmental concerns or RECs.

9.0 OPINION

In the professional opinion of Lee Burge & Associates, Inc. an appropriate level of inquiry has been made into the previous ownership and uses of the property consistent with good commercial and customary practice in an effort to minimize liability.

10.0 CONCLUSIONS

The scope of work included performing a standard Phase I ESA to ASTM E1527-13 standards. Such standard was the guideline for determining the presence of any regulated materials on, in, at or originating from the subject property.

The findings in Section 8.0 indicate that no evidence of a Recognized Environmental Condition (REC) was found to suggest that additional investigation is warranted or necessary at this time. Further, no indications of Business Environmental Risks (BERs) were found to be associated with the parcel.

11.0 LIMITATIONS

The conclusions provided by Lee Burge & Associates, Inc. are based solely on the information presented in this report. Additional information, which was not found or available to Lee Burge & Associates, Inc. at the time of writing this report, may result in modification of the conclusions or recommendations presented. Conclusions or recommendations included in this report reflect those conditions identified and found at the time of the Site visit. Existing conditions on the subject property may change with use and time.

No environmental site assessment can wholly eliminate uncertainty regarding the potential for Recognized Environmental Conditions (REC) in connection with a property. This assessment is intended to reduce uncertainty regarding the potential for RECs within the limits of time and cost allowed for this assessment by the requestor.

12.0 ENVIRONMENTAL PROFESSIONAL STATEMENT

I, Scott Burge, Ph.D., declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in §312.10 of 40 CFR 312 and I have the specific education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40, CFR Part 312.



Scott R. Burge, Principal

April 27, 2020

Date



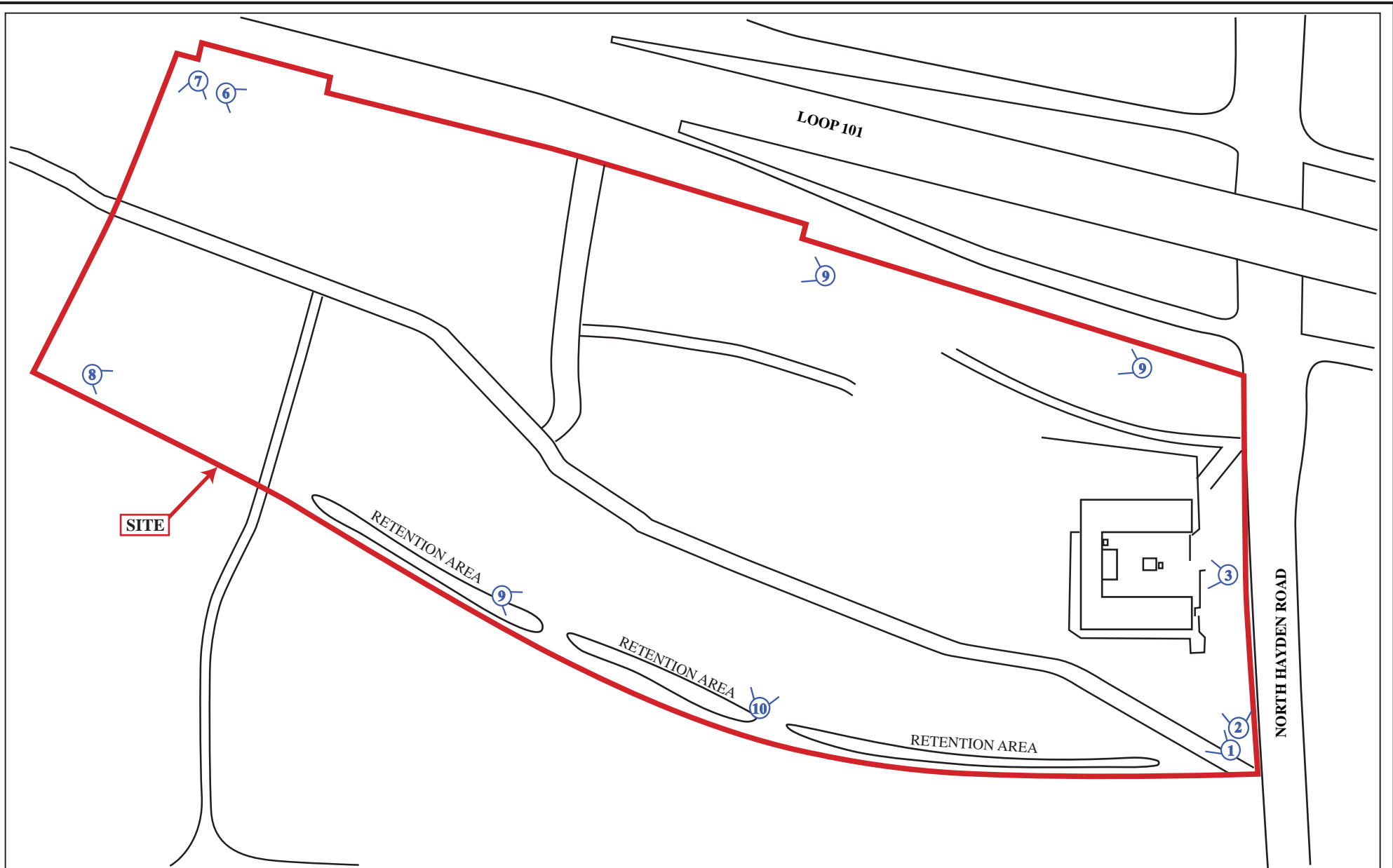


FIGURE 2
SITE MAP

ARIZONA STATE LAND DEPARTMENT
Lot 10
Scottsdale, Arizona

PHOTOGRAPH



Burge & Associates

20-006



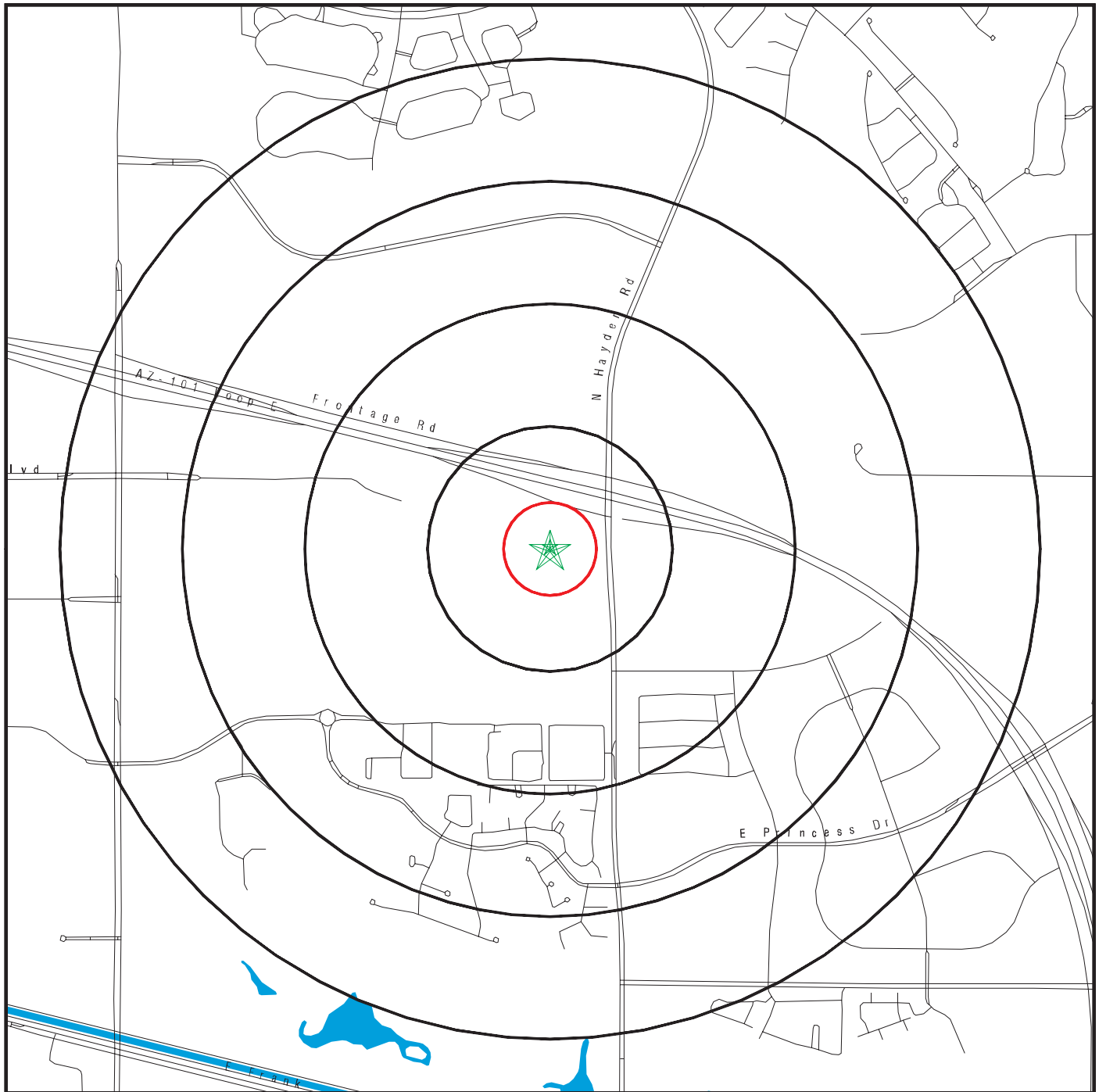
FIGURE 3
AERIAL PHOTOGRAPH (GOOGLE EARTH 2/23/2019)
ARIZONA STATE LAND DEPARTMENT
Lot 10
Scottsdale, Arizona



FIGURE 3A
AERIAL PHOTOGRAPH (GOOGLE EARTH 4/29/1997)
ARIZONA STATE LAND DEPARTMENT
Lot 10
Scottsdale, Arizona

FIGURE 4

N HAYDEN RD & LOOP 101 E SCOTTSDALE, AZ 85255



Black Rings Represent Qtr. Mile Radius; Red Ring Represents 500 ft. Radius

★ Target Property (Latitude: 33.653027 Longitude: 111.910063)

▲ Identified Sites

Indian Reservations BIA

DOD Sites: AZ DEQ

National Priority List Sites

Water Quality Assurance
Revolving Fund Areas

Areas of Concern



Photograph #1: View to the west along the south perimeter of the Site.



Photograph #2: View to the north along the east perimeter of the Site.

PHOTOGRAPHIC RECORD
ARIZONA STATE LAND DEPARTMENT
Parcel 10
Scottsdale, Arizona



Photograph #3: View of the tent structures in the eastern section of the Site.



Photograph #4: View to the west along the north perimeter of the Site.

PHOTOGRAPHIC RECORD
ARIZONA STATE LAND DEPARTMENT
Parcel 10
Scottsdale, Arizona



Photograph #5: View to the west along the north perimeter of the Site.



Photograph #6: View to the east along the north perimeter of the Site.

PHOTOGRAPHIC RECORD
ARIZONA STATE LAND DEPARTMENT
Parcel 10
Scottsdale, Arizona



Photograph #7: View to the south of the west perimeter of the Site.



Photograph #8: View to the east of the south perimeter of the Site.

PHOTOGRAPHIC RECORD
ARIZONA STATE LAND DEPARTMENT
Parcel 10
Scottsdale, Arizona



Photograph #7: View to the south of the west perimeter of the Site.



Photograph #8: View to the east along the south perimeter of the Site.

PHOTOGRAPHIC RECORD
ARIZONA STATE LAND DEPARTMENT
Parcel 10
Scottsdale, Arizona



Photograph #9: View to the east along the south perimeter of the Site.



Photograph #10: View to the north of the central section of the Site.

PHOTOGRAPHIC RECORD
ARIZONA STATE LAND DEPARTMENT
Parcel 10
Scottsdale, Arizona

APPENDIX A

N Hayden Rd & Loop 101 E
N Hayden Rd & Loop 101 E
Scottsdale, AZ 85255

Inquiry Number: 6032527.2s
April 03, 2020

FirstSearch Report



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

Search Summary Report

TARGET SITE **N HAYDEN RD & LOOP 101 E**
SCOTTSDALE, AZ 85255

Category	Sel	Site	1/8	1/4	1/2	> 1/2	ZIP	TOTALS
NPL	Y	0	0	0	0	0	0	0
NPL Delisted	Y	0	0	0	0	0	0	0
CERCLIS	Y	0	0	0	0	-	0	0
NFRAP	Y	0	0	0	0	-	0	0
RCRA COR ACT	Y	0	0	0	0	0	0	0
RCRA TSD	Y	0	0	0	0	-	0	0
RCRA GEN	Y	0	0	0	-	-	0	0
Federal IC / EC	Y	0	0	0	0	-	0	0
ERNS	Y	0	-	-	-	-	0	0
State/Tribal NPL	Y	0	0	0	0	-	0	0
State/Tribal CERCLIS	Y	0	0	0	0	0	0	0
State/Tribal SWL	Y	0	0	0	0	-	0	0
State/Tribal LTANKS	Y	0	0	0	0	-	0	0
State/Tribal Tanks	Y	0	0	0	-	-	0	0
State/Tribal IC / EC	Y	0	0	0	0	-	0	0
State/Tribal VCP	Y	0	0	0	0	-	0	0
ST/Tribal Brownfields	Y	0	0	0	0	-	0	0
US Brownfields	Y	0	0	0	0	-	0	0
Other Haz Sites	Y	0	-	-	-	-	0	0
Spills	Y	0	-	-	-	-	0	0
Other	Y	0	0	0	-	-	0	0
- Totals --		0	0	0	0	0	0	0

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Search Summary Report

**TARGET SITE: N HAYDEN RD & LOOP 101 E
SCOTTSDALE, AZ 85255**

Category	Database	Update	Radius	Site	1/8	1/4	1/2	> 1/2	ZIP	TOTALS
NPL	NPL	01/30/2020	1.000	0	0	0	0	0	0	0
	Proposed NPL	01/30/2020	1.000	0	0	0	0	0	0	0
NPL Delisted	Delisted NPL	01/30/2020	1.000	0	0	0	0	0	0	0
CERCLIS	SEMS	01/30/2020	0.500	0	0	0	0	-	0	0
NFRAP	SEMS-ARCHIVE	01/30/2020	0.500	0	0	0	0	-	0	0
RCRA COR ACT	CORRACTS	12/16/2019	1.000	0	0	0	0	0	0	0
RCRA TSD	RCRA-TSDF	12/16/2019	0.500	0	0	0	0	-	0	0
RCRA GEN	RCRA-LQG	12/16/2019	0.250	0	0	0	-	-	0	0
	RCRA-SQG	12/16/2019	0.250	0	0	0	-	-	0	0
	RCRA-VSQG	12/16/2019	0.250	0	0	0	-	-	0	0
Federal IC / EC	US ENG CONTROLS	11/22/2019	0.500	0	0	0	0	-	0	0
	US INST CONTROLS	11/22/2019	0.500	0	0	0	0	-	0	0
ERNS	ERNS	12/16/2019	TP	0	-	-	-	-	0	0
State/Tribal NPL	AZ NPL	09/30/2019	0.500	0	0	0	0	-	0	0
	AZ WQARF	09/30/2019	1.000	0	0	0	0	0	0	0
State/Tribal CERCLIS	SPL	08/25/2004	1.000	0	0	0	0	0	0	0
	SHWS	01/03/2000	1.000	0	0	0	0	0	0	0
State/Tribal SWL	SWF/LF	09/30/2019	0.500	0	0	0	0	-	0	0
State/Tribal LTANKS	LUST	01/16/2020	0.500	0	0	0	0	-	0	0
	INDIAN LUST	10/01/2019	0.500	0	0	0	0	-	0	0
State/Tribal Tanks	UST	01/16/2020	0.250	0	0	0	-	-	0	0
	AST	12/05/2019	0.250	0	0	0	-	-	0	0
	INDIAN UST	10/01/2019	0.250	0	0	0	-	-	0	0
State/Tribal IC / EC	AZURITE	11/19/2018	0.500	0	0	0	0	-	0	0
	AUL	10/03/2019	0.500	0	0	0	0	-	0	0
State/Tribal VCP	VCP	02/08/2019	0.500	0	0	0	0	-	0	0

Search Summary Report

**TARGET SITE: N HAYDEN RD & LOOP 101 E
SCOTTSDALE, AZ 85255**

Category	Database	Update	Radius	Site	1/8	1/4	1/2	> 1/2	ZIP	TOTALS
<i>ST/Tribal Brownfields</i>	BROWNFIELDS	02/08/2019	0.500	0	0	0	0	-	0	0
<i>US Brownfields</i>	US BROWNFIELDS	12/02/2019	0.500	0	0	0	0	-	0	0
<i>Other Haz Sites</i>	US CDL	06/11/2019	TP	0	-	-	-	-	0	0
<i>Spills</i>	HMIRS	12/05/2019	TP	0	-	-	-	-	0	0
	SPILLS	11/15/2001	TP	0	-	-	-	-	0	0
	SPILLS 90	12/11/2001	TP	0	-	-	-	-	0	0
<i>Other</i>	RCRA NonGen / NLR	12/16/2019	0.250	0	0	0	-	-	0	0
	TSCA	12/31/2016	TP	0	-	-	-	-	0	0
	TRIS	12/31/2017	TP	0	-	-	-	-	0	0
	SSTS	05/01/2019	TP	0	-	-	-	-	0	0
	RAATS	04/17/1995	TP	0	-	-	-	-	0	0
	PRP	01/30/2020	TP	0	-	-	-	-	0	0
	PADS	10/09/2019	TP	0	-	-	-	-	0	0
	ICIS	11/18/2016	TP	0	-	-	-	-	0	0
	FTTS	04/09/2009	TP	0	-	-	-	-	0	0
	MLTS	10/25/2019	TP	0	-	-	-	-	0	0
	RADINFO	07/01/2019	TP	0	-	-	-	-	0	0
	INDIAN RESERV	12/31/2014	1.000	0	0	0	0	0	0	0
	US AIRS	10/12/2016	TP	0	-	-	-	-	0	0
	FINDS	11/22/2019	TP	0	-	-	-	-	0	0
	AZ DOD	09/30/2019	1.000	0	0	0	0	0	0	0
	Dry Wells	06/10/2019	TP	0	-	-	-	-	0	0
	- Totals --			0	0	0	0	0	0	0

Site Information Report

Request Date: APRIL 3, 2020
Request Name: DAVID HOFFMAN

Search Type: COORD
Job Number: 20-006

Target Site: N HAYDEN RD & LOOP 101 E
SCOTTSDALE, AZ 85255

Site Location

	<u>Degrees (Decimal)</u>	<u>Degrees (Min/Sec)</u>	<u>UTMs</u>
Longitude:	111.910063	111.9100630 - 111° 54' 36.22"	Easting: 415614.2
Latitude:	33.653027	33.6530270 - 33° 39' 10.89"	Northing: 3723863.5
Elevation:	1595 ft. above sea level		Zone: Zone 12

Demographics

Sites: 0 **Non-Geocoded:** 0 **Population:** N/A

RADON

Federal EPA Radon Zone for MARICOPA County: 2

Note: Zone 1 indoor average level > 4 pCi/L.
: Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.
: Zone 3 indoor average level < 2 pCi/L.

Federal Area Radon Information for MARICOPA COUNTY, AZ

Number of sites tested: 695

<u>Area</u>	<u>Average Activity</u>	<u>% <4 pCi/L</u>	<u>% 4-20 pCi/L</u>	<u>% >20 pCi/L</u>
Living Area - 1st Floor	1.697 pCi/L	93%	7%	0%
Living Area - 2nd Floor	3.640 pCi/L	80%	20%	0%
Basement	2.242 pCi/L	79%	21%	0%

Site Information Report

RADON

State Database: AZ Radon

Radon Test Results (pCi/L)

Zip	City	Result (pCi/L)
85255	SCOTTSDALE	= 1.20
85255	SCOTTSDALE	= 1.40
85255	SCOTTSDALE	= 1.90
85255	SCOTTSDALE	= 2.40
85255	SCOTTSDALE	= 4.80
85255	SCOTTSDALE	= 4.90
85255	SCOTTSDALE	= 5.40
85255	SCOTTSDALE	= 7.00

Target Site Summary Report

Target Property: N HAYDEN RD & LOOP 101 E
SCOTTSDALE, AZ 85255

JOB: 20-006

TOTAL: 0

GEOCODED: 0

NON GEOCODED: 0

Map ID	DB Type --ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page No.
--------	------------------------	-----------	---------	----------	----------	----------

No sites found for target address

NO SITES FOUND

Database Descriptions

NPL: NPL National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices. NPL - National Priority List Proposed NPL - Proposed National Priority List Sites.

NPL Delisted: Delisted NPL The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate. Delisted NPL - National Priority List Deletions

CERCLIS: SEMS SEMS (Superfund Enterprise Management System) tracks hazardous waste sites, potentially hazardous waste sites, and remedial activities performed in support of EPA's Superfund Program across the United States. The list was formerly know as CERCLIS, renamed to SEMS by the EPA in 2015. The list contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). This dataset also contains sites which are either proposed to or on the National Priorities List (NPL) and the sites which are in the screening and assessment phase for possible inclusion on the NPL. SEMS - Superfund Enterprise Management System

NFRAP: SEMS-ARCHIVE SEMS-ARCHIVE (Superfund Enterprise Management System Archive) tracks sites that have no further interest under the Federal Superfund Program based on available information. The list was formerly known as the CERCLIS-NFRAP, renamed to SEMS ARCHIVE by the EPA in 2015. EPA may perform a minimal level of assessment work at a site while it is archived if site conditions change and/or new information becomes available. Archived sites have been removed and archived from the inventory of SEMS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list the site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. The decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be potential NPL site. SEMS-ARCHIVE - Superfund Enterprise Management System Archive

RCRA COR ACT: CORRACTS CORRACTS identifies hazardous waste handlers with RCRA corrective action activity. CORRACTS - Corrective Action Report

RCRA TSD: RCRA-TSDF RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste. RCRA-TSDF - RCRA - Treatment, Storage and Disposal

RCRA GEN: RCRA-LQG RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month. RCRA-LQG - RCRA - Large Quantity Generators RCRA-SQG - RCRA - Small Quantity Generators. RCRA-VSQG - RCRA - Very Small Quantity Generators (Formerly Conditionally Exempt Small Quantity Generators).

Federal IC / EC: US ENG CONTROLS A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health. US ENG CONTROLS - Engineering Controls Sites List
US INST CONTROLS - Institutional Controls Sites List.

Database Descriptions

ERNS: ERNS Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances. ERNS - Emergency Response Notification System

State/Tribal NPL: AZ NPL Detailed site information for NPL sites from the Arizona Department of Environmental Quality. AZ NPL - NPL Detail Listing WQARF - Water Quality Assurance Revolving Fund Sites.

State/Tribal CERCLIS: SPL The list is representative of the sites and potential sites within the jurisdiction of the Superfund Program Section. It is comprised of the following elements: 1) Water Quality Assurance Revolving Fund Registry Sites; 2) Potential WQARF Registry sites; 3) NPL sites; and 4) Department of Defense sites requiring SPS oversight. SPL - Superfund Program List SHWS - ZipAcids List.

State/Tribal SWL: SWF/LF Solid Waste Facilities/Landfill Sites. SWF/LF type records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. Depending on the state, these may be active or inactive facilities or open dumps that failed to meet RCRA Subtitle D Section 4004 criteria for solid waste landfills or disposal sites. SWF/LF - Directory of Solid Waste Facilities

State/Tribal LTANKS: LUST Leaking Underground Storage Tank Incident Reports. LUST records contain an inventory of reported leaking underground storage tank incidents. Not all states maintain these records, and the information stored varies by state. LUST - Leaking Underground Storage Tank Listing INDIAN LUST R6 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R1 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R7 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R9 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R8 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R5 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R10 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R4 - Leaking Underground Storage Tanks on Indian Land.

State/Tribal Tanks: UST Registered Underground Storage Tanks. UST's are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA) and must be registered with the state department responsible for administering the UST program. Available information varies by state program. UST - Underground Storage Tank Listing AST - List of Aboveground Storage Tanks. AST 2 - Aboveground Storage Tank Listing. INDIAN UST R8 - Underground Storage Tanks on Indian Land. INDIAN UST R9 - Underground Storage Tanks on Indian Land. INDIAN UST R7 - Underground Storage Tanks on Indian Land. INDIAN UST R6 - Underground Storage Tanks on Indian Land. INDIAN UST R5 - Underground Storage Tanks on Indian Land. INDIAN UST R4 - Underground Storage Tanks on Indian Land. INDIAN UST R1 - Underground Storage Tanks on Indian Land. INDIAN UST R10 - Underground Storage Tanks on Indian Land.

State/Tribal IC / EC: AZURITE ADEQ maintains a repository listing sites remediated under programs administered by the department. AZURITE - Remediation and DEUR/VEMUR Tracking System AUL - DEUR Database.

State/Tribal VCP: VCP Sites involved in the Voluntary Remediation Program. VCP - Voluntary Remediation Program Sites

ST/Tribal Brownfields: BROWNFIELDS Information relating to Brownfields sites in Arizona. BROWNFIELDS - Brownfields Tracking System

US Brownfields: US BROWNFIELDS Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. Assessment, Cleanup and Redevelopment Exchange System (ACRES) stores information reported by EPA Brownfields grant recipients on brownfields properties assessed or cleaned up with grant funding as well as information on Targeted Brownfields Assessments performed by EPA Regions. A listing of ACRES Brownfield sites is obtained from Cleanups in My Community. Cleanups in My Community provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs. US BROWNFIELDS - A Listing of Brownfields Sites

Database Descriptions

Other Haz Sites: US CDL A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments. US CDL - Clandestine Drug Labs

Spills: HMIRS Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT. HMIRS - Hazardous Materials Information Reporting System SPILLS - Hazardous Material Logbook. SPILLS 90 - SPILLS90 data from FirstSearch.

Other: RCRA NonGen / NLR RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste. RCRA NonGen / NLR - RCRA - Non Generators / No Longer Regulated FEDLAND - Federal and Indian Lands. TSCA - Toxic Substances Control Act. TRIS - Toxic Chemical Release Inventory System. SSTS - Section 7 Tracking Systems. RAATS - RCRA Administrative Action Tracking System. PRP - Potentially Responsible Parties. PADS - PCB Activity Database System. ICIS - Integrated Compliance Information System. FTTS - FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act). FTTS INSP - FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act). MLTS - Material Licensing Tracking System. RADINFO - Radiation Information Database. BRS - Biennial Reporting System. INDIAN RESERV - Indian Reservations. US AIRS (AFS) - Aerometric Information Retrieval System Facility Subsystem (AFS). US AIRS MINOR - Air Facility System Data. FINDS - Facility Index System/Facility Registry System. DOD - Department of Defense Sites. DRY WELLS - Drywell Registration. MINES MRDS - Mineral Resources Data System.

Database Sources

NPL: EPA

Updated Quarterly

NPL Delisted: EPA

Updated Quarterly

CERCLIS: EPA

Updated Quarterly

NFRAP: EPA

Updated Quarterly

RCRA COR ACT: EPA

Updated Quarterly

RCRA TSD: Environmental Protection Agency

Updated Quarterly

RCRA GEN: Environmental Protection Agency

Updated Quarterly

Federal IC / EC: Environmental Protection Agency

Varies

ERNS: National Response Center, United States Coast Guard

Updated Quarterly

State/Tribal NPL: Department of Environmental Quality

Varies

State/Tribal CERCLIS: Department of Environmental Quality

No Update Planned

State/Tribal SWL: Department of Environmental Quality

Varies

State/Tribal LTANKS: Department of Environmental Quality

Updated Semi-Annually

Database Sources

State/Tribal Tanks: Department of Environmental Quality

Updated Annually

State/Tribal IC / EC: Department of Environmental Quality

Varies

State/Tribal VCP: Department of Environmental Quality

Varies

ST/Tribal Brownfields: Department of Environmental Quality

Varies

US Brownfields: Environmental Protection Agency

Updated Semi-Annually

Other Haz Sites: Drug Enforcement Administration

Updated Quarterly

Spills: U.S. Department of Transportation

Updated Quarterly

Other: Environmental Protection Agency

Updated Quarterly

Street Name Report for Streets near the Target Property

Target Property: N HAYDEN RD & LOOP 101 E
SCOTTSDALE, AZ 85255

JOB: 20-006

Street Name	Dist/Dir	Street Name	Dist/Dir
AZ-101 Loop E	0.13 NNE		
AZ-101 Loop W	0.14 NNE		
Frontage Rd	0.17 NNE		
N Hayden Rd	0.12 East		
Ramp	0.13 East		

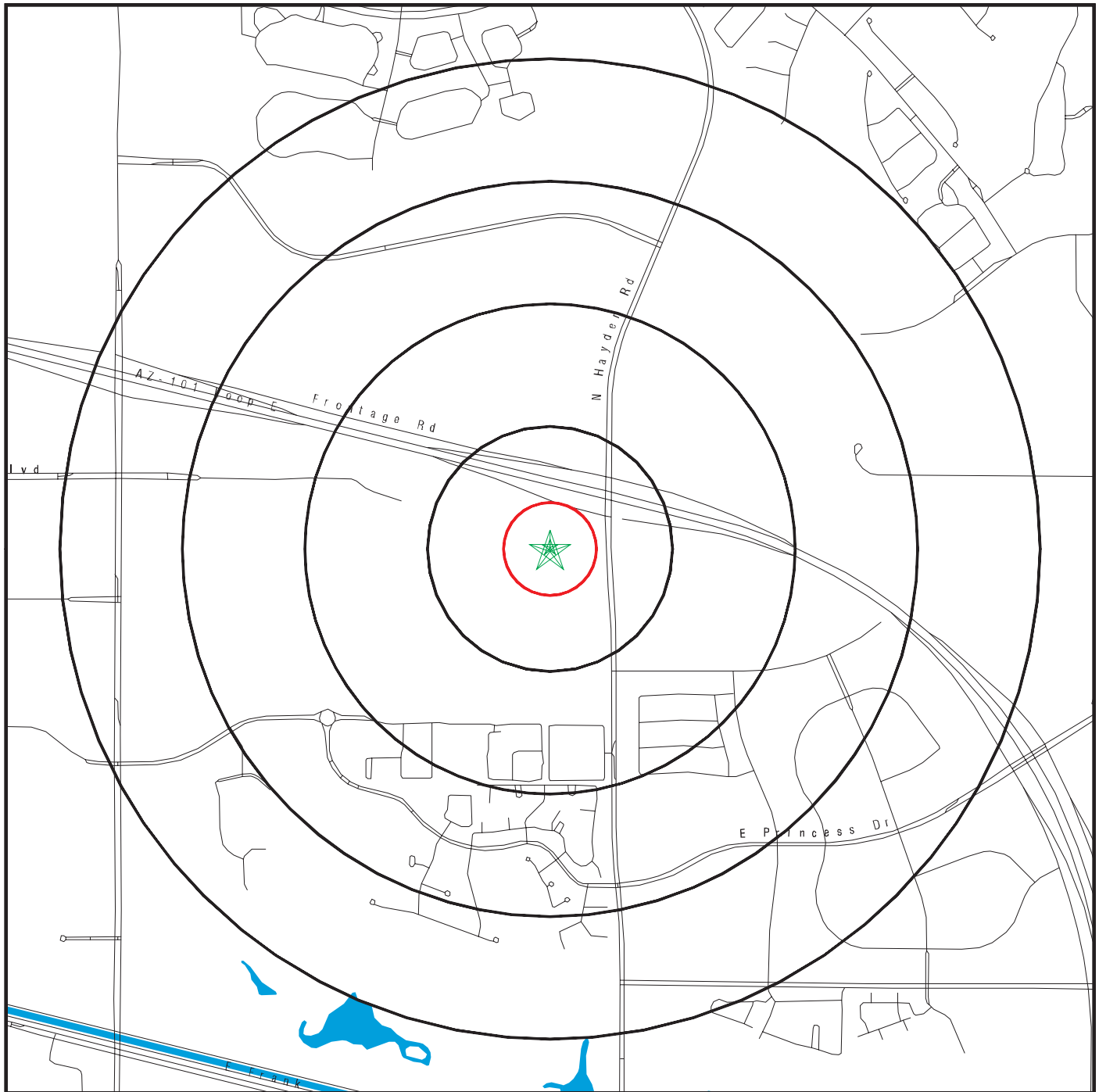
Environmental FirstSearch

1.000 Mile Radius

ASTM MAP: NPL, RCRACOR, STATES Sites



N HAYDEN RD & LOOP 101 E SCOTTSDALE, AZ 85255



Black Rings Represent Qtr. Mile Radius; Red Ring Represents 500 ft. Radius

★ Target Property (Latitude: 33.653027 Longitude: 111.910063)

▲ Identified Sites

Indian Reservations BIA

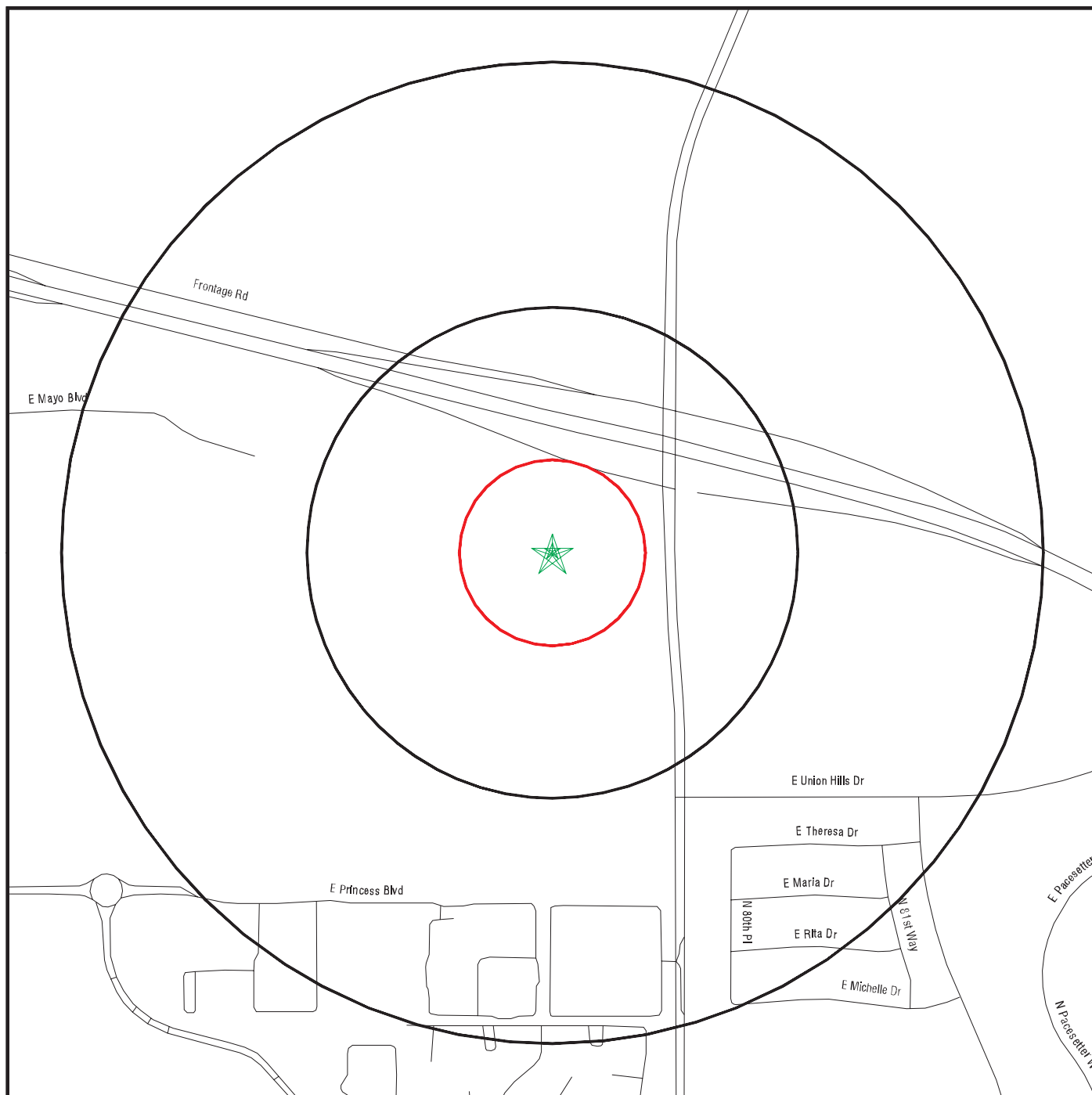
DOD Sites: AZ DEQ

National Priority List Sites

Water Quality Assurance
Revolving Fund Areas

Areas of Concern

N HAYDEN RD & LOOP 101 E SCOTTSDALE, AZ 85255



Black Rings Represent Qtr. Mile Radius; Red Ring Represents 500 ft. Radius

- ★ Target Property (Latitude: 33.653027 Longitude: 111.910063)
- ▲ Identified Sites
- National Priority List Sites
- Indian Reservations BIA
- DOD Sites: AZ DEQ
- Water Quality Assurance Revolving Fund Areas
- Areas of Concern

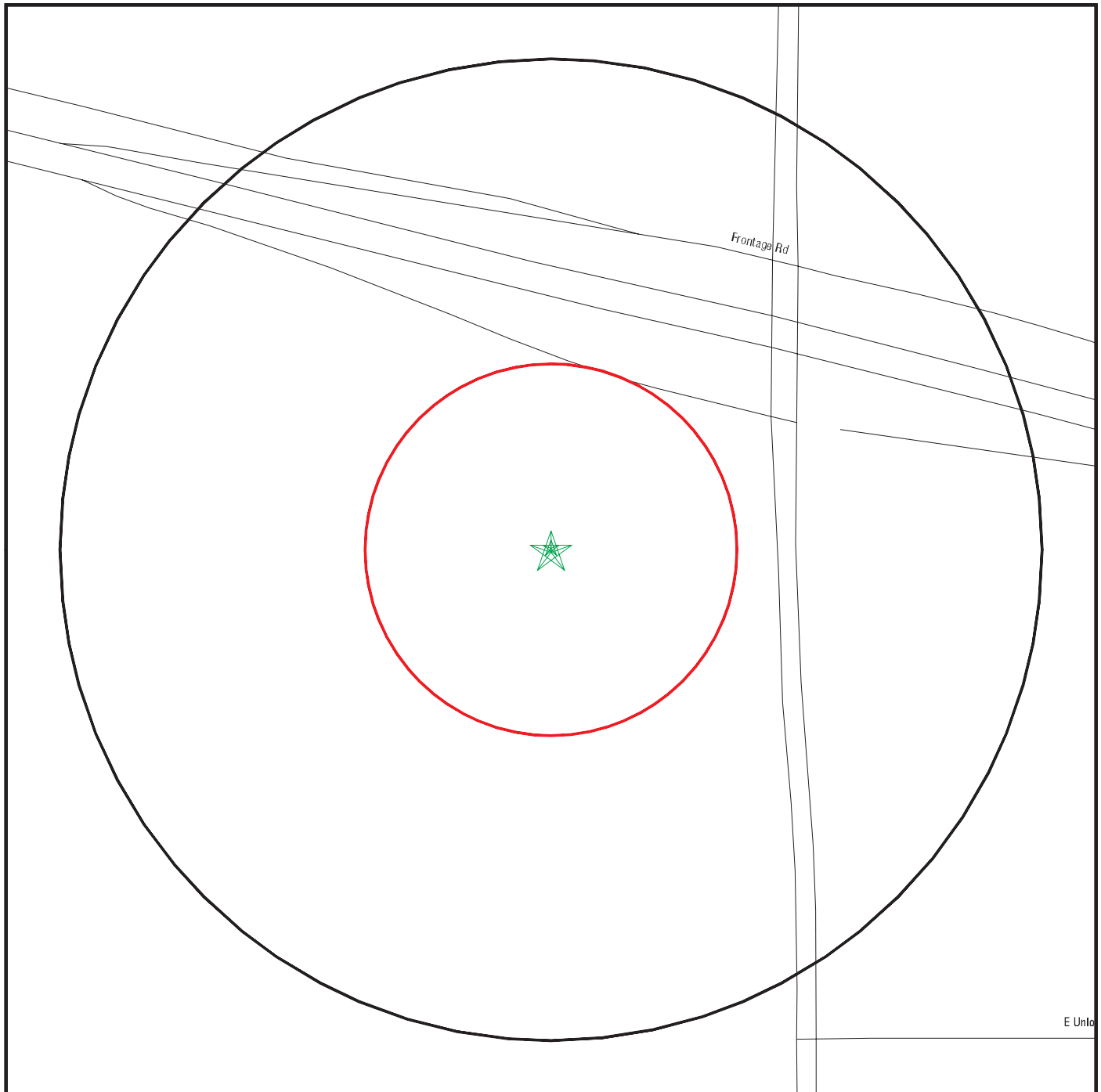
Environmental FirstSearch

0.25 Mile Radius

ASTM MAP: RCRAGEN, ERNS, UST, FED IC/EC, METH LABS



N HAYDEN RD & LOOP 101 E SCOTTSDALE, AZ 85255



Black Rings Represent Qtr. Mile Radius; Red Ring Represents 500 ft. Radius

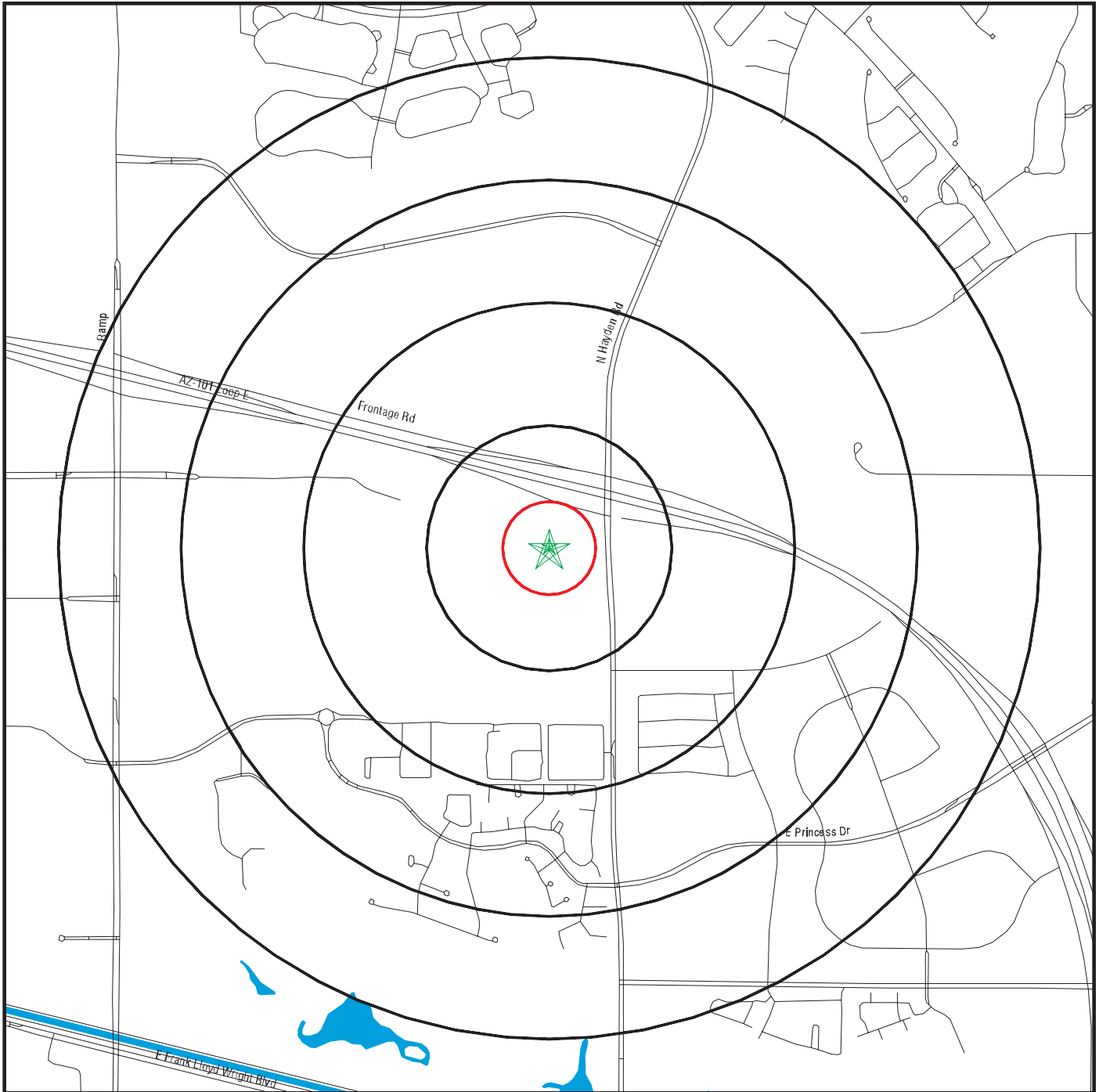
- ★ Target Property (Latitude: 33.653027 Longitude: 111.910063)
- ▲ Identified Sites
- National Priority List Sites
- ▨ Indian Reservations BIA
- ▤ DOD Sites: AZ DEQ
- ▥ Water Quality Assurance Revolving Fund Areas
- ▧ Areas of Concern

Environmental FirstSearch

1,000 Mile Radius
Non ASTM Map, Spills, FINDS



N HAYDEN RD & LOOP 101 E SCOTTSDALE, AZ 85255



Black Rings Represent Qtr. Mile Radius; Red Ring Represents 500 ft. Radius

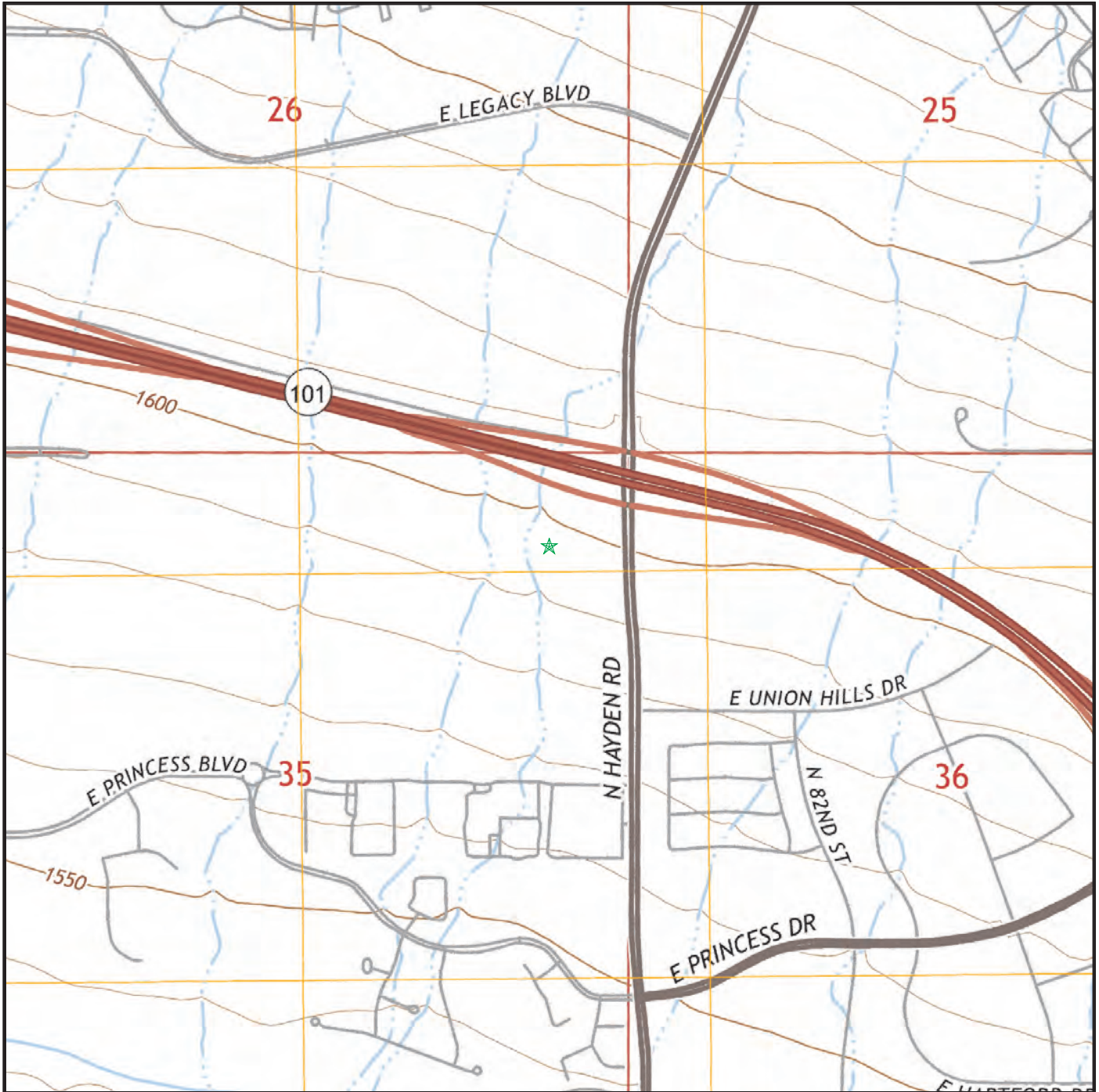
- | | | |
|---|-------------------------|---|
| ★ Target Property (Latitude: 33.653027 Longitude: 111.910063) | | |
| ▲ Identified Sites | Indian Reservations BIA | DOD Sites: AZ DEQ |
| ⚠ Sensitive Receptors | | Water Quality Assurance
Revolving Fund Areas |
| 🚚 National Priority List Sites | | Areas of Concern |

Site location Map

Topo: 0.75 Mile Radius



N HAYDEN RD & LOOP 101 E SCOTTSDALE, AZ 85255



Map Image Position: TP
Map Reference Code & Name: 6718001 Curry's Corner
Map State(s): AZ
Version Date: 2014

APPENDIX B

De Rito
53-121226

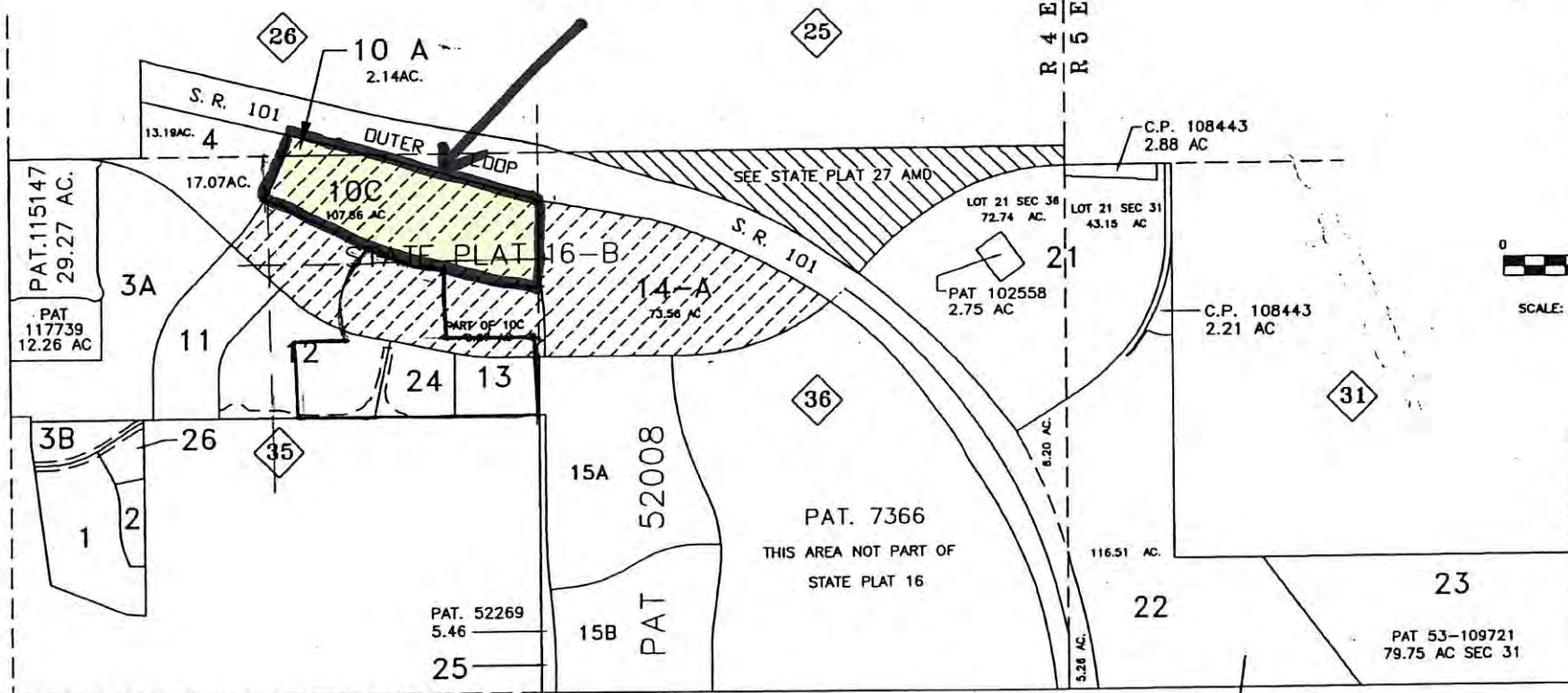
T 4 N, R 4 E

BOOK 324
PAGE 50

STATE PLATS

16 & 16-B

CORE SOUTH



STATE PLAT 16

ACREAGE TABLE			
ST. PLT.	TRACT	TOTAL ACREAGE	PROPOSED ROADWAY ACREAGE
16	1	26.615	2.086
16	2	4.645	1.075
16	3A	99.754	9.043
16	3B	7.955	1.231
16	4	30.259	3.259
16-B	10 A	2.142	0.217
16-B	10 C	108.73	5.316
16	11	27.103	4.107
16	12	36.669	5.338
16	13	11.274	1.067
16-B	14 A	73.56	7.629

ACREAGE TABLE			
ST. PLT.	TRACT	TOTAL ACREAGE	PROPOSED ROADWAY ACREAGE
16	15A	73.124	8.547
16	15B	48.654	6.215
16	21	121.523	13.304
16	22	129.852	8.285
16	23	79.808	2.741
16	24	11.544	2.166
16	25	5.455	3.550
16	26	4.218	1.039
	TOTAL	100.01	100.01

ARIZONA STATE
LAND DEPARTMENT
T 4 N, R 4 E
Sec. 25, 26, 35, & 36
T 4 N, R 5 E, SEC. 31
STATE PLATS
16 & 16-B
CORE SOUTH
MARICOPA CO.

Sheet 1 of 1
Date: 11/29/95
Drawn by: CLH

ADD PAT. 117739 8/14/15 JPN
ADD PAT. 115147 10/01/12 JPN
REV 1/17/07 IWM.
REV 04/16/03 IWM.

J:\code\p-arealplate\corenorthsouth\sp16

The Arizona State Land Department makes
NO WARRANTIES, implied or expressed, with
respect to information shown on these maps.

Presentation Date: 1/8/2020

Project Leader Assigned: Van Robinson

(F11 to tab to next field & type)

APPLICATION STANDARD ASSESSMENT PROCESS

Applicant Name: **DeRito Partners Development Inc.**

KE Application # **053-121226-00-100**

Date Application Submitted to Agency: **12/05/19**

Type: **New**

Total Acres: **61.00 acres**

Township(s): **4N**, Range(s): **4E**, Section(s): **35**

Purpose: **Mixed use commercial development-2003, 2010**

Area/location: **SWC Hayden Road and Loop 101 freeway, Scottsdale AZ**

Land ownership: **Trust Land only**

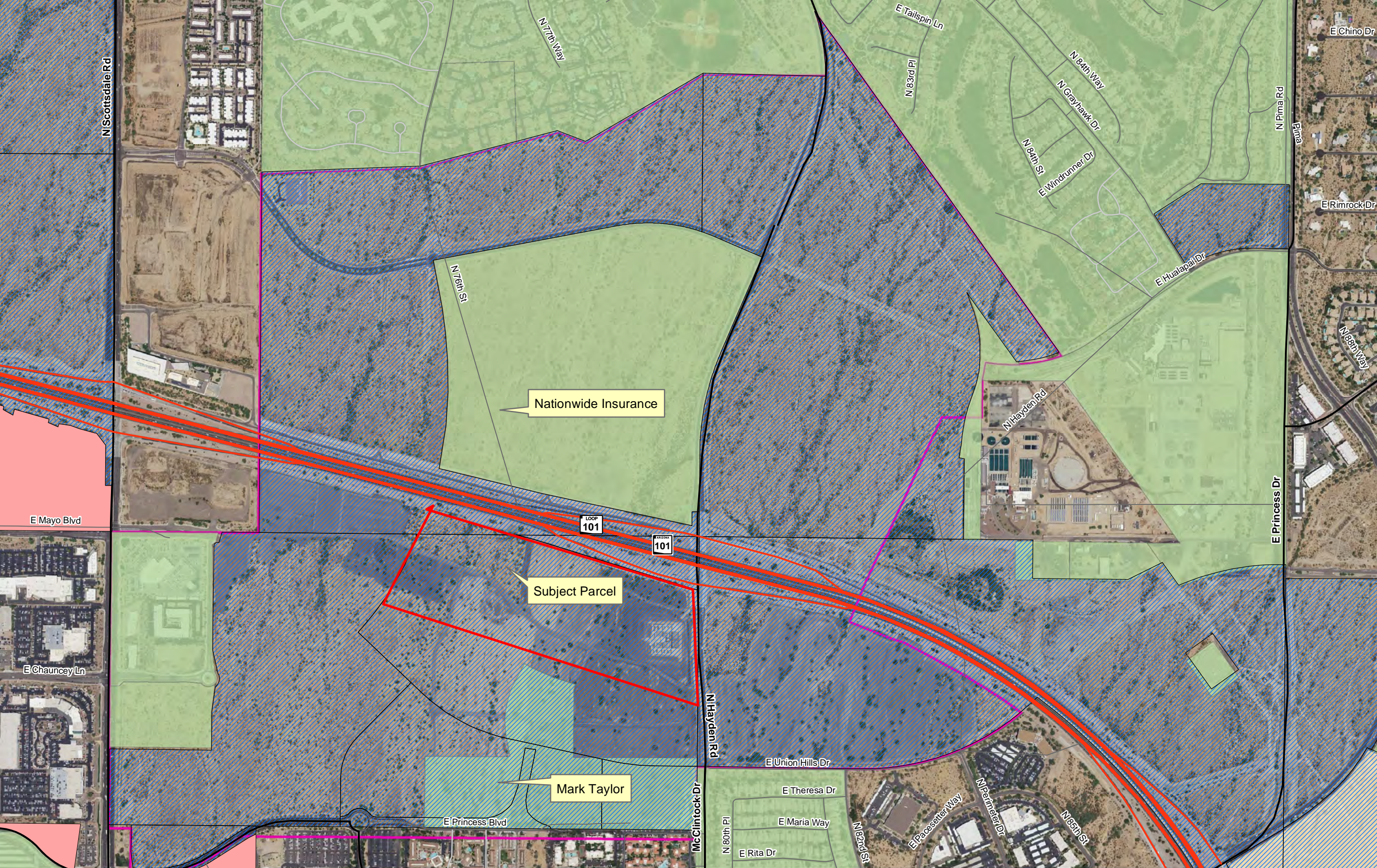
Beneficiary: **031-Permanent Common Schools (Idemnity Selection)**

Archaeology Consideration: **Please advise. (Property has been leased for many years for parking for the Phoenix Open golf tournament and for other seasonal events including car auctions and art shows.)**

Additional Info from Customer: **Property has access from Hayden Road. The Property is designated as Planning Unit VI and is zoned as Planned Community District (PCD) under the Crossroads East Plan which permits development under the City's R-5, C-O, C-2, C-3, I-1, PRC and PCP zoning categories. It is also located within the Greater Airpark Character Area plan.**

Surrounding land uses: **North - outer loop freeway and recently sold ASLD land being developed as new Nationwide Insurance real estate development; east - vacant ASLD land; west - vacant ASLD land; south - recently sold ASLD land being developed as multi-family residential.**

Recommendation: **A package outlining Applicant's real estate development experience, along with examples of some of its real estate development projects, was previously provided to ASLD, and additional copies are available at ASLD's request. Recommend approval.**



PROPOSED PLANNING UNITS

Roads & Alignments

Existing Road

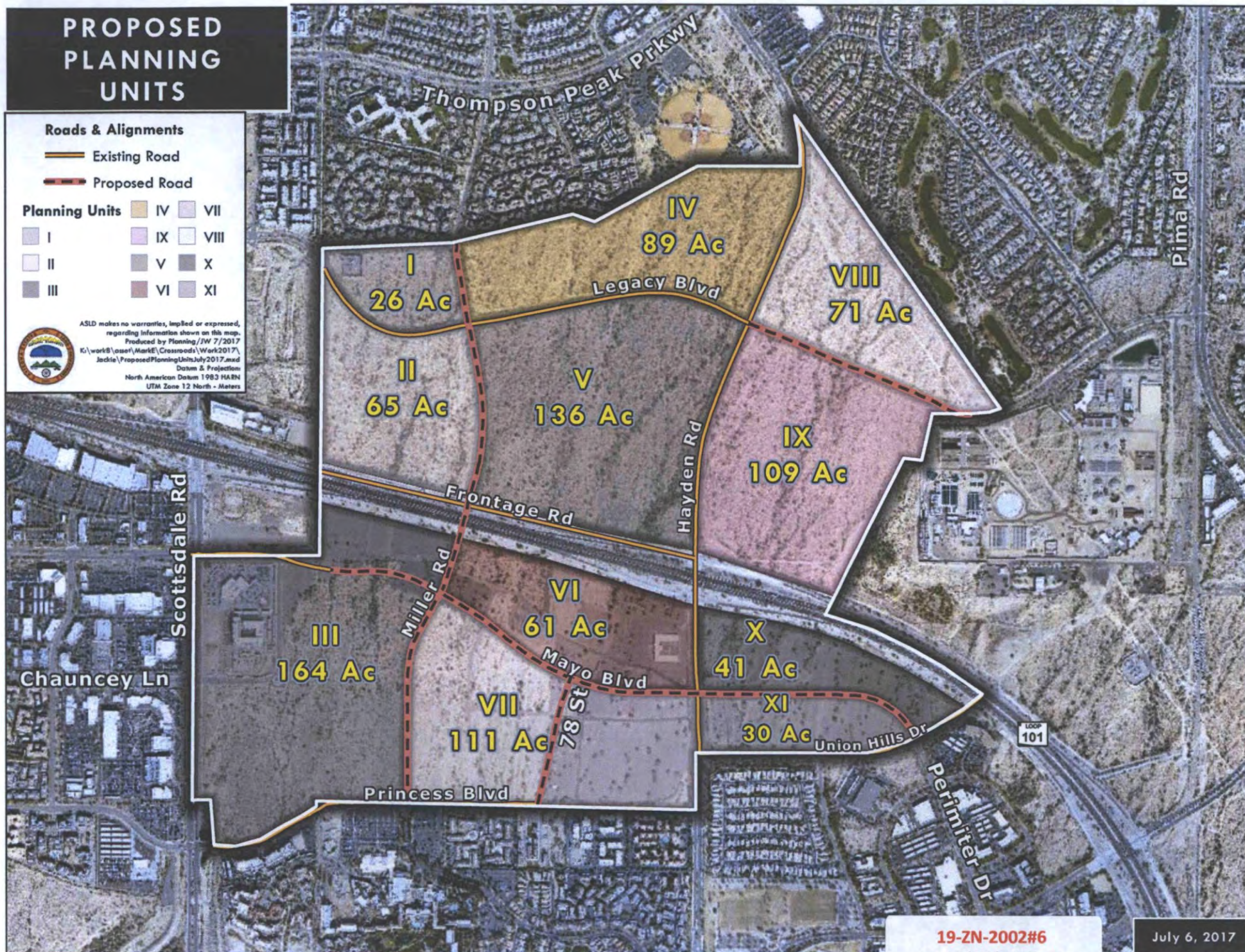
Proposed Road

Planning Units

I	IV	VII
II	IX	VIII
III	V	X
	VI	XI



ASLD makes no warranties, implied or expressed,
regarding information shown on this map.
Produced by Planning/JW 7/2017
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Datum & Projection
North American Datum 1983 NAD83
UTM Zone 12 North - Meters



19-ZN-2002#6
10/12/2017

July 6, 2017



PARCEL 10

61± ACRES

APPENDIX C

BURGE & ASSOCIATES, INC.

**STATEMENT OF QUALIFICATIONS
ENVIRONMENTAL SITES ASSESSMENTS
AND CHEMICAL & HAZARDOUS SUBSTANCE
CONSULTING SERVICES**

INTRODUCTION TO BURGE & ASSOCIATES, INC.

This Statement of Qualifications (SOQ) has been prepared to introduce you to the quality and scope of professional technical services offered by Burge & Associates, Inc., for Phase I Environmental Site Assessments (ESAs), Phase II investigations and Phase III remediations.

WHAT MAKES US UNIQUE

- Burge & Associates has performed over 700 Site Assessments in the Southwest.
- We strive to provide a fast turn-around on all Phase I ESAs.
- Our reports conform to highest professional standards. Site Photographs and aerial photographs are provided when appropriate.
- AHERA certified asbestos inspector and management planner available.
- When possible, a walk-through inspection of a property is conducted prior to an ESA bid, assuring a complete assessment at the fairest cost.
- The investment for our service is very competitive in the market place.
- Our staff of chemists and registered geologists are experienced chemical and hazardous substance consultants.

BURGE & ASSOCIATES, INC.

ADDITIONAL SERVICES OFFERED

- **UNDERGROUND STORAGE TANKS**

Closures
Investigations
Remediations
Consulting on leak detection and upgrading

- **AIR QUALITY SAMPLING AND ANALYSIS**

- **GROUNDWATER MONITORING**

Design and implementation of monitoring programs
Design of sampling and monitoring instrumentation

- **REMEDIATION OF HAZARDOUS WASTE**

Stabilization/solidification of inorganics, organics
Design of sorptive medias to remove chemicals from air or water
Bioremediation of petroleum contaminated soils

- **STORM WATER AND SPILL PREVENTION**

Storm Water Pollution Prevention Plans (SWPPPs)
Spill Prevention, Control and Countermeasures (SPCC) Plans
Aquifer Protection Permits

- **RESEARCH AND DEVELOPMENT**

Burge & Associates, Inc., was awarded a Small Business Innovative Research (SBIR) Grant by the U.S. Air Force for the development of a real-time ground-water sampling system for volatile organic compounds.

Burge & Associates, Inc., is a consultant to Lawrence-Livermore National Laboratories (U.S. Department of Energy) for the development and testing of a real-time ground-water sampling/analytical system for the analysis of Trichloroethene and other chlorinated compounds.

Innovative Instrumentation capable of fully automated, remote monitoring has been developed and successfully deployed.

Since 1988, Burge & Associates, Inc., has served many industrial, governmental and private sector clients in the southwest. A partial list of clients include:

Arizona Department of Public Safety	Good Samaritan Health Services
Arnett Transportation	Hensley & Company
ASARCO Incorporated	Hurley Trucking
AT&T	I-10 International Trucks
Automotive Investment Group	J.I. Case Company
Bank One	Magma Copper Company
Bashas	MARCO Crane
Berge Ford	Mesa Lutheran Hospital
Browning Ferris Incorporated	Motorola, Inc.
Budget Rent-A-Car	Nace Financial
Castillo Company	National Car Rental
Chapman Chevrolet	Pilot Corporation
City of Chandler	Pioneer Distributing
City of Mesa	Phoenix Fuel Company
City of Phoenix	Realty Executives
City of Scottsdale	Sahara Oil Company
Earnhart Ford	St. Joseph's Hospital
Founders Bank	Sun City Bank
General American Life	Tempe Crane
Giant Industries	Trejo Oil Company
Gila County	U.S. Recycling

Scott R. Burge, Ph.D.

Education

B.S. Chemistry (1978)	Arizona State University
Ph.D. Analytical Chemistry (1982)	Arizona State University
J.D. Law (1984)	Arizona State University

Military Service

Underwater Demolition Team 11 (UDT-11) 1971-1975

(Note: UDT-11 renamed to SEAL Team 5): Duties included Sky Lab Recovery Team and two deployments to western Pacific (Vietnam).

State and Local Boards and Commissions

American Chemical Society, Chairman, Central Arizona Section (2004)

Commission on the Arizona Environment (1985-1991): Appointed by Governor of Arizona

Advisory Committee on Financial Responsibility for Underground Storage Tanks, Committee authorized by Laws 1989, HB. 2273, Chapter 201, Appointed by President of Senate

Study Committee on Greensfield Pilot Program, Laws 1997, Chapter 296, appointed by Speaker of the House

US Environmental Protection Agency Committee on External Leak Detection, University of Nevada-Las Vegas, July 1988

Rio Salado Citizens Advisory Commission (1978-2000), Appointed By the Mayor of Tempe

Tempe Municipal Arts Commission (2001-present), appointed by Mayor of Tempe

Tempe Sister Cities (1998-present), Board Member

Maricopa Audubon Society, President (1978-1982, 1998-2002)

Professional Experience

Burge Environmental Tempe, Arizona President	1995-Present
Burge & Associates Tempe, Arizona President	1989-Present
Geraghty & Miller Phoenix, Arizona Senior Scientist	1988-1989
Western Technologies Phoenix, Arizona Director, Environmental Engineering	1988
Western Technologies Phoenix, Arizona Laboratory Director	1987
Dames & Moore Phoenix, Arizona Staff Chemist	1985-1986

The professional experience includes environmental consulting and laboratory analysis. Laboratory experience includes directing two environmental laboratories and construction of laboratory facilities and procurement of organic and inorganic instrumentation. The analysis performed includes gas chromatography, GC/MS, atomic absorption, atomic emission and liquid chromatography. Operation and financial management of three small corporations: Burge & Associates (environmental consulting), and Burge Environmental (chemical instrumentation design and manufacturing).

Research interests include the real-time and/or long-term monitoring of environmental contaminants in surface and ground waters. The sensors developed include UV-visible and electrochemical analysis of various metal ions and volatile organic compounds in surface and ground waters. Burge Environmental provides real-time analytical instrumentation to U.S. Air Force and U.S. Department of Energy with deployment at Edwards Air Force Base (2002-2004), California and the Hanford Site (2004), Washington.

Grants

Small Business Innovative Research (SBIR), US Air Force, Phase I (1991), \$42,000

Small Business Innovative Research (SBIR), US Air Force, Phase II (1993), \$491,000

Small Business Innovative Research (SBIR), Dept of Energy, Phase I (2000), \$100,000

USAID Grant, Department of State, Consulting with Municipality of Veles, Macedonia (2002), \$70,000

Advanced Monitoring Systems Initiative (AMSI), U.S. Department of Energy (2004), \$85,000

Patents

U.S. Patent 4,717,473	Apparatus for Time-average or Composite Sampling Chemicals in Ground Water
U.S. Patent 5,147,561	Device for In-situ Stripping of Volatile Chemicals from Ground water for the Purposes of Analytical Measurements
U.S. Patent 5,293,934	Ground-water Sampling Unit having a Fluid Seal
U.S. Patent 5,708,220	Liquid Sampling Device and Method
U.S Patent 6,322,751	Optrode for the Detection of Volatile Chemicals
Patent Pending	Simplified Analytical Apparatus for Field Deployable Measurement of Molecular Absorbance and Florescence
Patent Pending	Colorimetric Determination of Anthrax Bacillus using a Modified Fujiwara Reaction
Patent Pending	Automated Ground-Water Sampling using a Motorized Vehicle for the Collection and/or Analysis of Samples
Patent Pending	Automated Monitoring System for the Collection and Analysis of Volatile Compounds

Professional Papers

Burge, S.R. and Hoffman, D.A., Automated Monitoring of Chloroform and Trichloroethene Using a Halocarbon-specific Electrode, American Laboratory, Vol.35, No. 23, November 2003, pg. 24

Burge, S.R., D.A. Hoffman, Hartman, M.J. and R.J. Venedam, Automated Ground-water Sampling and Analysis of Hexavalent Chromium using a “Universal” Sampling/Analytical System, Sensors, 5, pg 38-59 (2005)

Burge, S.R. and J. May, Automated Ground Water Sampling and Analysis of Trichloroethene using a “Universal” Sampling/Analytical System, Ground Water Monitoring & Remediation, 25, No.1, Winter 2005, Pg 113-122.

Burge, S.R. Automated Analysis of Trichloroethene and Chloroform, Proceedings of the 9th International Conference on Environmental Remediation and Radioactive Waste Management, Oxford, England (2003)

Conferences

Papers presented at Chemical and Environmental Conferences on atomic spectroscopy, optrode design and real-time monitoring of inorganic and volatile organic compounds.

Time-Averaged or Composite Sampler for Chemicals in Ground Water, Third National Outdoor Action Conference (May 22, 1989), Orlando, Florida

Real-time Sampling and Analysis of Volatile Chlorinated Compounds in Ground Water, Pittcon 93, March 10, 1993, Atlanta, Georgia

Real-Time Analysis of Trichloroethene in Ground Water, Pittcon, Orlando, Florida. March 11, 1999.

Ground water Monitoring System and TCE Optrode Detection System, Third Biennial International Conference on Monitoring and Measurement of the Environment, EnviroAnalysis, May 9, 2000, Ottawa

Optrode Sensor for TCE, 16th Annual Waste Testing and Quality Assurance Symposium, WPI, August 6, 2000, Washington D.C.

Ground-Water Monitoring: Can it be Automated?, 27th Annual Conference of the Federation of Analytical Chemistry & Spectroscopy Societies, FAACS 2000, September 25, 2000, Nashville, Tennessee

Automate Ground-Water Monitor, 2001 International Containment & Remediation Technology Conference and Exhibition, June 12, 2001, Orlando, Florida

“Ground-Water Monitoring: Can it be Automated?”, 27th Annual Conference of the Federation of Analytical Chemistry & Spectroscopy Societies, FAACS 2000 (September 25, 2000), Nashville, Tennessee

“Automated Ground-Water Monitor”, 2001 International Containment & Remediation Technology Conference and Exhibition (June 12, 2001), Orlando, Florida

“Automation of Field deployed Sensors for Long-Term Monitoring”, Pittcon, New Orleans, La, (March 18, 2002)

“Multiple-Sensor, Long-Term Monitoring System for Environmental Contaminants”, S.R. Burge and R.G. Burge, 223rd ACS National Meeting, Orlando, Florida (April 12, 2002)

“Multi-Sensor, Long-Term Monitoring System for Volatile Organic Compounds” S.R. Burge, 3rd International Conference on Remediation of Chlorinated and Recalcitrant Compounds, Monterrey, CA (May 23, 2002)

“Results of two Field Deployments: South Indian Bend Wash CERCLA site and Edwards Air Force Base”, S.R. Burge, 5th Annual Cal Certified Unified Program Agency, Anaheim, California, (February 5, 2003)

“Automated Analysis of Trichloroethene and Chloroform”, 9th International Conference of Environmental Remediation and Radioactive Waste Management, Oxford, England (September 25, 2003)

“Automated Analysis of Chromium (VI) for Long-Term Monitoring of Ground and Surface Waters”, Pittcon, Chicago, Ill., (March 12, 2004)

“Automated Analysis of Chromium (VI) for Long-Term Monitoring of Ground and Surface Waters” Accelerating Site Closeout, Improving Performance and Reducing Costs through Optimization, Dallas, Texas (June 15, 2004)